



# Threshers Barn, Stratford Road

Honeybourne, WR11 7PP

Available at  
Asking Price £550,000



Tucked away in the sought-after village of Honeybourne, at the foot of the Cotswolds, this delightful barn conversion enjoys open countryside views to the rear and offers a rare combination of charm, flexibility, and a generous outdoor space.

The property comprises not one, but two separate detached barns. The principal barn was originally configured as a two-bedroom home, though the current owners have thoughtfully re-modelled the layout to create a spacious one-bedroom residence with an impressive dining room which could easily be re-instated as a second bedroom if preferred. The accommodation includes an inviting hallway with guest cloakroom WC, a large and well-appointed dining kitchen, and a characterful sitting room featuring a fitted gas log burner and dual-aspect windows flooding the space with natural light. The double bedroom benefits from fitted wardrobes and a modern ensuite wet-room with roll top bath. Vaulted ceilings enhance the feeling of space throughout the accommodation whilst gas central heating and double glazing create a high level of modern comfort.

The second barn provides excellent ancillary accommodation, ideal for guests, multi-generational living, or home working. It comprises a generous bed-sitting room with ensuite facilities, a separate office, and direct internal access to a large garage.



Set within approximately one-third of an acre, the property is surrounded by beautifully maintained cottage-style gardens, planted with a variety of shrubs, flowers & fruit trees including apple, pear, and cherry. A central terrace with a covered seating area creates a superb and private outdoor entertaining space, perfect for enjoying the peaceful setting.

This unique home combines rural tranquillity with versatile living, making it an exceptional opportunity in a highly desirable location. The property enjoys easy access to excellent amenities with the village including a railway station with regular services to London Paddington.







**Tax Band: F**

**Council: Wychavon District Council**

**Tenure: Freehold**

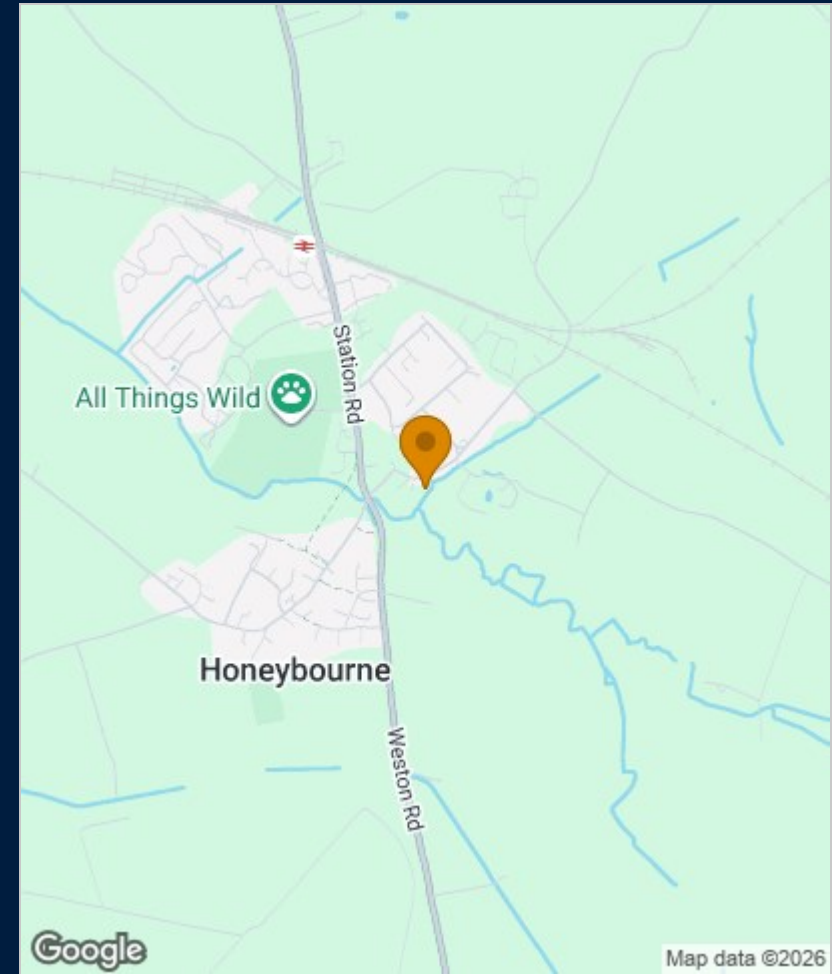
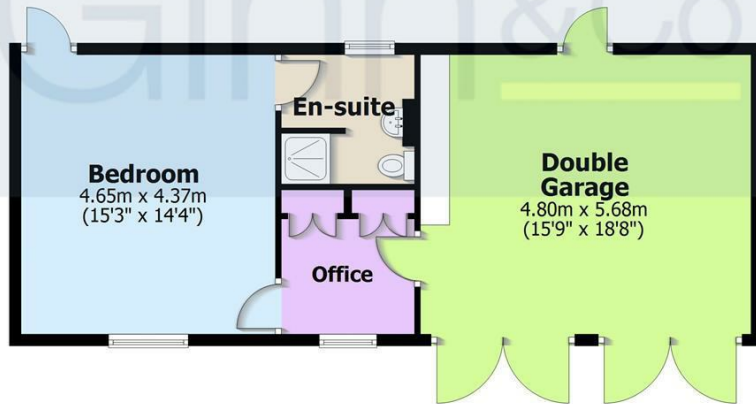
Money Laundering Regulations – Identification Checks

In line with The Money Laundering Regulations 2007, we are duty bound to carry out due diligence on all of our clients to confirm their identity. In line with legal requirements, all purchasers who have an offer accepted on a property marketed by Jeremy McGinn & Co must complete an identification check. To carry out these checks, we work with a specialist third-party provider and a fee of £25 + VAT per purchaser is payable in advance once an offer has been agreed and before we can issue a Memorandum of Sale.

Please note that this fee is non-refundable under any circumstances.



**Floor Plan**



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN**  
**Tel: 01789 868168 Email: stratford@jeremymcginns.com**  
**www.jeremymcginns.com**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

